No.	Bearing	Distance
L1	S24°44'33"W	21.11'
L2	S48°26'54"W	16.59'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	102°03'32"	12.00	21.37	18.65	S81°53'36"W

S69°30'14"E 79.29'

S55°46'10"E 142.72'

S60°01'42"E 88.80'

S27°42'32"W 43.10'

S26°07'15"W 41.52'

S30°51'50"W 164.17'

N06°21'57"E 175.21'

N47°04'57"W 138.89'

24.17'

WOODS

WOODS

WOODS

WOODS

N/F SMART

LOT AREA:
2.01 ACRE±

LOT B

185'± TO POORLY DRAINED SOILS PER APPROVED SUBDIVISION PLANS

150'± TO EXETER SHORELAND PROTECTION DISTRICT

BM#1
SET NAIL 8"OAK
EL 68.11

BM#2
SET NAIL 10"POPLAR
EL 62.66

BM#3
SET HUB
EL 63.34

BM#4
IP IN CONCRETE
EL 63.28

TO BE LEVEL

EL 68.3

20'

50'

25'±

TP #1

TP #2

SET PK

EXISTING BARN

EXCAVATE WITH CARE NEAR FOUNDATION

EXISTING GARAGE

EXISTING HOUSE

#80

EXISTING WELL

EXISTING DRIVEWAY

PAVED DRIVEWAY

75' WELL RADIUS

APPROX WATER LINE (PRESSURE)

1 1/2" F.M.

POORLY DRAINED SOIL AS SHOWN ON APPROVED SUBDIVISION PLAN

AREA OF EXISTING FAILED SYSTEM

PROPANE

VENT

SLOANS BROOK DR

NEWFIELDS (NH ROUTE 85) ROAD

PLAN

Command= 210-
Point#, Start#-End# or G#= 1-255

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-07-2025-----12:21:18----------D:...\BMHOME16							
				1	5000.0000	5000.0000	
				2	5094.5764	4898.2860	TRA
				3	5268.7061	4917.7126	TRA
				4	5554.0233	4481.1851	TRA
				5	5501.9550	4621.8581	TRA
				6	5401.5708	4893.0662	TRA
				7	5373.8079	4967.3368	TRA
				8	5293.5244	5085.3350	TRA
				9	5249.1624	5162.2600	TRA
				10	5229.9904	5153.4246	TRA
				11	5191.8330	5133.3840	TRA
				12	5154.5536	5115.1041	TRA
				13	5143.5495	5102.6889	TRA
				14	5002.6279	5018.4696	TRA
				15	5008.7839	5008.1689	TRA
				16	4999.9957	4999.9978	TRA
		63.34	SETHUB1	20	5255.2021	5008.9681	
		61.65	SETPK2	21	5129.7365	5016.6419	TRA
		63.14	OWNERPIP	22	5289.5206	4929.8943	SS
		64.14	EDGLWN	23	5218.6783	4925.3574	SS
		63.10	EDGLWN	24	5241.5499	4941.2608	SS
		62.06	EDGLWN	25	5276.3003	4964.7209	SS
		62.87	EDGLWN	26	5278.7762	4983.5191	SS
		66.27	EDGLWN	27	5314.3616	4988.9022	SS
		67.20	EDGLWN	28	5315.4330	5006.0838	SS
		68.11	SETML8OK	29	5311.5148	5013.9196	SS
		67.86	EDGWDS**	30	5308.7202	5027.0180	SS
		68.50	EDGWDS	31	5304.1693	5044.5503	SS
		65.83	1OPOPEDW	32	5283.8109	5034.2816	SS
		65.25	EDGWDS	33	5262.0117	5046.9627	SS
		64.79	EDGWDS	34	5253.5568	5059.0411	SS
		64.43	TSPITEWD	35	5268.7224	5027.4508	SS
		63.91	POST***	36	5229.9904	5153.4246	SS
		69.63	@WALL	37	5298.2857	5075.7817	SS
		70.59	@WALL	38	5316.8327	5048.1850	SS
		70.66	@WALL	39	5331.7169	5027.3848	SS
		71.55	@WALL	40	5347.9603	5003.0013	SS
		63.50	@CLMP***	41	5280.6454	5000.4542	SS
		62.66	SETNL10P	42	5265.4140	4983.3591	SS
		64.00	PIT	43	5264.5600	5019.9524	SS
		65.39	TS	44	5237.3435	5060.8823	SS
		64.29	BARN	45	5241.5341	5043.1789	SS
		64.52	GNDTS	46	5217.5332	5024.7726	SS
		63.78	BARN	47	5188.6137	5014.7630	SS
		63.77	15"TREE	48	5208.1799	4996.6455	SS
		63.28	BMIPCONC	49	5228.3060	4999.7559	SS

JOB #11 748mcoLETOURNEAU [255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-07-2025				12:21:18		D:...\BMHOME16	
		62.08	GND	50	5240.1390	4976.3811	SS
		63.34	GND	51	5216.6393	4970.2443	SS
		63.42	EDGTREES	52	5179.6444	5008.3784	SS
		63.23	WELLHSE*	53	5145.4945	4948.9119	SS
		61.75	CORHSE	54	5125.5299	5046.2143	SS
		63.03	FLEL**	55	5115.1593	5038.5444	SS
		61.72	CORHSE	56	5109.7125	5022.3801	SS
		62.99	THRSH**	57	5102.7891	5017.0123	SS
		61.74	EP*	58	5113.5966	5003.7768	SS
		61.64	@CORBLKH	59	5114.6631	5027.6074	SS
		61.60	EP	60	5136.3832	5022.7545	SS
		61.24	EP	61	5140.6363	5029.1488	SS
		61.08	EP	62	5142.7903	5036.3870	SS
		60.89	COREP**	63	5138.2139	5053.9510	SS
		61.02	COREP	64	5147.1153	5057.1950	SS
		61.63	EPPC	65	5155.2488	5032.8585	SS
		62.67	EPPT	66	5163.0562	5031.1970	SS
		65.38	CL@BARN	67	5178.9845	5032.3748	SS
		62.87	EP<	68	5168.1755	5021.1291	SS
		61.92	EP	69	5163.8246	5010.1539	SS
		62.07	EP**	70	5165.8224	5004.6698	SS
		63.03	EPOC	71	5176.1871	4987.2661	SS
		62.62	EPOC	72	5164.7859	4985.8865	SS
		61.79	EP	73	5156.9381	5001.1980	SS
		61.45	EP	74	5149.8971	5009.9571	SS
		61.60	EP	75	5137.2639	5009.0375	SS
		61.35	BARN	76	5135.4046	4999.3260	SS
		61.93	COREP*	77	5116.2169	4992.1793	SS
		62.00	BARN	78	5101.1973	4967.8681	SS
		61.62	HSE	79	5086.6177	5004.1567	SS
		61.30	PIT1	80	5133.0721	5035.5804	SS
		62.00	CORCONC*	81	5108.9858	5024.3036	SS

Point#, Start#-End# or G#= 4-

The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 6/28/2016

APPROVAL NUMBER: eCA2016062801

I. PROPERTY INFORMATION

Address: 80 NEWFIELDS ROAD
EXETER NH 03833
Subdivision Approval No.: SA2000002414-A
Subdivision Name: SLOANS BROOK
County: ROCKINGHAM
Tax Map/Lot No.: 22/3
Registry Book/Page No.: 3739/2711
Probate Docket No.:

II. OWNER INFORMATION

Name: MARC AND KRISTEN LETOURNEAU
Address: 80 NEWFIELDS ROAD
EXETER NH 03833

III. APPLICANT INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113

IV. DESIGNER INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113
Permit No.: 00348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 4
C. APPROVED FLOW: 600 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 90 days from date of approval, per Env-Wq 1003.02.
2. No waivers have been approved.

Eric J. Thomas
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 9/26/2016, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201602695
APPROVAL NUMBER: eCA2016062801
RECEIVED DATE: June 27, 2016
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 4

A 20' WIDE x 40' DEEP BUS TURN EASEMENT SHALL BE PROVIDED ON LOT A CENTERED ON THE PROPOSED DRIVEWAY ENTRANCE TO THE LOT, AS BUILT OR MODIFIED IN THE FUTURE.

52 54 56 58 60 62 64 66 68

DH SET

79.29'

142.72'

221BP

EXISTING 12" CULVERT

88.80'

76 74 72 70

GRANITE POSTS FND

21.11'

A-1

A-2

25 FT NO CONSTRUCTION DISTURBANCE

TEST 1

TEST 2

4000SF RESERVE

EXISTING BARN

43.10'

41.52'

343CH

TEST 30

TEST 31

4000SF RESERVE

50' B.S.

30' B.S.

100' BUILDING SETBACK

LOT A

87,500 SQ. FT.

2.01 Ac.

543BH

DH SET

16.59'

G-3

G-2

G-1

DH SET

343BH

75' B.S.

LOT B

88,826 SQ. FT.

2.04 Ac.

343BH

175.21'

PROPOSED DRIVEWAY

20'

50' B.S.

EXISTING GARAGE

PROPOSED

#80

EXISTING SFH

EXISTING SEPTIC

164.17'

50' BUILDING SETBACK

TEST 3

TEST 4

PROPOSED DRIVEWAY

321BH

PAVED

50' B.S.

BUS TURN EASEMENT

SEE NOTE A ABOVE

R=305.00'

L=331.44'

SUBDRAIN

138.89'

L=23.37

R=15.00

321CH

E,T,C

R=255.00'

PC = 1+83.48

L=216.85'

EXISTING GRAVEL DRIVE

155.31'

SUBDRAIN

DROP INLET

INV IN=54.00

SLOPED GRANITE CURBING

N.A.G. SLOPE EROSION PROTECTION

2' LANDSCAPE RETAINING WALL

PROPOSED DRIVEWAY

GARAGE TO BE RELOCATED

SLOPE AND EXISTING GRADING EASEMENT

STOP SIGN & LINE TO TOWN REQ.

FIRE

PROP 80 LF 12" RCP S= 0.5%

INV. IN = 52.40

INV. IN = 52.31

EXISTING 12" RCP

INV. IN = 51.39

RIP RAP

SIGN

CURVE DATA
L=303.99
Tan=168.93
?=62°12'20"
R=280.00

EXISTING SEPTIC

4000SF RESERVE

EXISTING SFH

EXETER 22/2

N/F

SLOANS BROOK ESTATES, L.L.C.
78 NEWFIELDS ROAD
EXETER, NH 03833

EXISTING DRIVEWAY ACCESS POINTS TO NEWFIELDS ROAD ON THIS LOT (22/2) IS TO BE DISCONTINUED. NEW DRIVEWAY ACCESS POINT TO BE LOCATED ON THE PROPOSED ROAD.

150'

EXETER 22/1

N/F

N.H. ROUTE 85

UP # 8

TEST 1

0–10 10 YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, VERY FRIABLE
10–18 10 YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, VERY FRIABLE
18–32 10 YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
32–68 2.5 Y 5/3 LIGHT OLIVE BROWN, MED. SAND, MASSIVE, FRIABLE
68–90 2.5 Y 6/1 GRAY, SILT LOAM, BLOCKY, FRIABLE

ESTIMATED SEASONAL HIGH WATER TABLE = 52"
GROUNDWATER = NONE OBSERVED
IMPERMEABLE SUBSTRATUM = NONE OBSERVED
PERC RATE = 6 MIN/IN @ 22"

TEST 2

0–11 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, VERY FRIABLE
11–20 2.5 Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, VERY FRIABLE
20–38 2.5 Y 6/4 LIGHT YELLOWISH BROWN, LOAMY FINE SAND, BLOCKY, FRIABLE
38–60 2.5 Y 5/3 LIGHT OLIVE BROWN, FINE SANDY LOAM, BLOCKY, FRIABLE
60–72 2.5 Y 6/1 GRAY, SILT LOAM, BLOCKY, FRIABLE, SOME SMALL SUB COBBLES

ESTIMATED SEASONAL HIGH WATER TABLE = 26"
GROUNDWATER = 58"
IMPERMEABLE SUBSTRATUM = NONE OBSERVED
PERC RATE = 12 MIN/IN @ 24"

TEST 3

0–12
12–18
18–33
33–72

ESTIMATED
GROUNDW
IMPERMEA
PERC RAT

TEST 4

0–12
12–20 1

20–29
29–76

ESTIMATED
GROUNDW
IMPERMEAI
PERC RAT

80 NEWFIELDS RD

Location	80 NEWFIELDS RD	**Mblu**	22/ / 3/ /
Acct#	S4095R	**Owner**	LETOURNEAU MARC D
Assessment	$290,900	**Appraisal**	$290,900
PID	145	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$181,100	$109,800	$290,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$181,100	$109,800	$290,900

Owner of Record

Owner	LETOURNEAU MARC D
Co-Owner	LETOURNEAU KRISTEN C
Address	80 NEWFIELDS RD EXETER, NH 03833

Sale Price	$255,000
Certificate	
Book & Page	3739/2711
Sale Date	03/16/2002
Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LETOURNEAU MARC D	$255,000		3739/2711	00	03/16/2002
THE BROOK AT EXETER LLC	$0		3739/2705	1N	03/15/2002
SLOANS BROOK EST LLC	$200,000		3441/2645		12/06/1999
SINCLAIR FRANCIS M	$0				

Building Information

Building 1 : Section 1

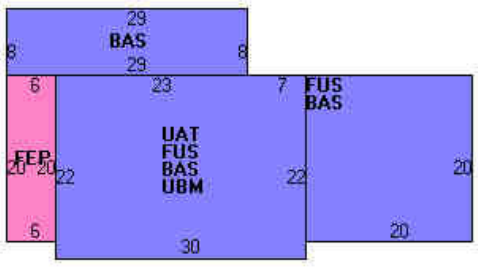
Year Built:	1900
Living Area:	2,352
Replacement Cost:	$258,470
Building Percent Good:	60
Replacement Cost Less Depreciation:	$155,100

Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo

(http://images.vgsi.com/photos/ExeterNHPhotos//\00\00\88/30.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,292	1,292
FUS	Upper Story, Finished	1,060	1,060
FEP	Porch, Enclosed, Finished	120	0
UAT	Attic, Unfinished	660	0
UBM	Basement, Unfinished	660	0
		3,792	2,352

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	RU
Neighborhood	40
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.01
Frontage	0
Depth	0
Assessed Value	$109,800
Appraised Value	$109,800

Outbuildings

Outbuildings **Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN1	BARN - 1 STORY			940 S.F.	$3,500	1
BRN3	1 STORY W/LOFT			2340 S.F.	$21,100	1
BRN8	POLE BARN			364 S.F.	$1,000	1
SHD1	SHED FRAME			169 S.F.	$400	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2015	$181,100	$109,800	$290,900
2014	$170,200	$129,100	$299,300
2013	$170,200	$129,100	$299,300

Assessment

Valuation Year	Improvements	Land	Total
2015	$181,100	$109,800	$290,900
2014	$170,200	$129,100	$299,300
2013	$170,200	$129,100	$299,300

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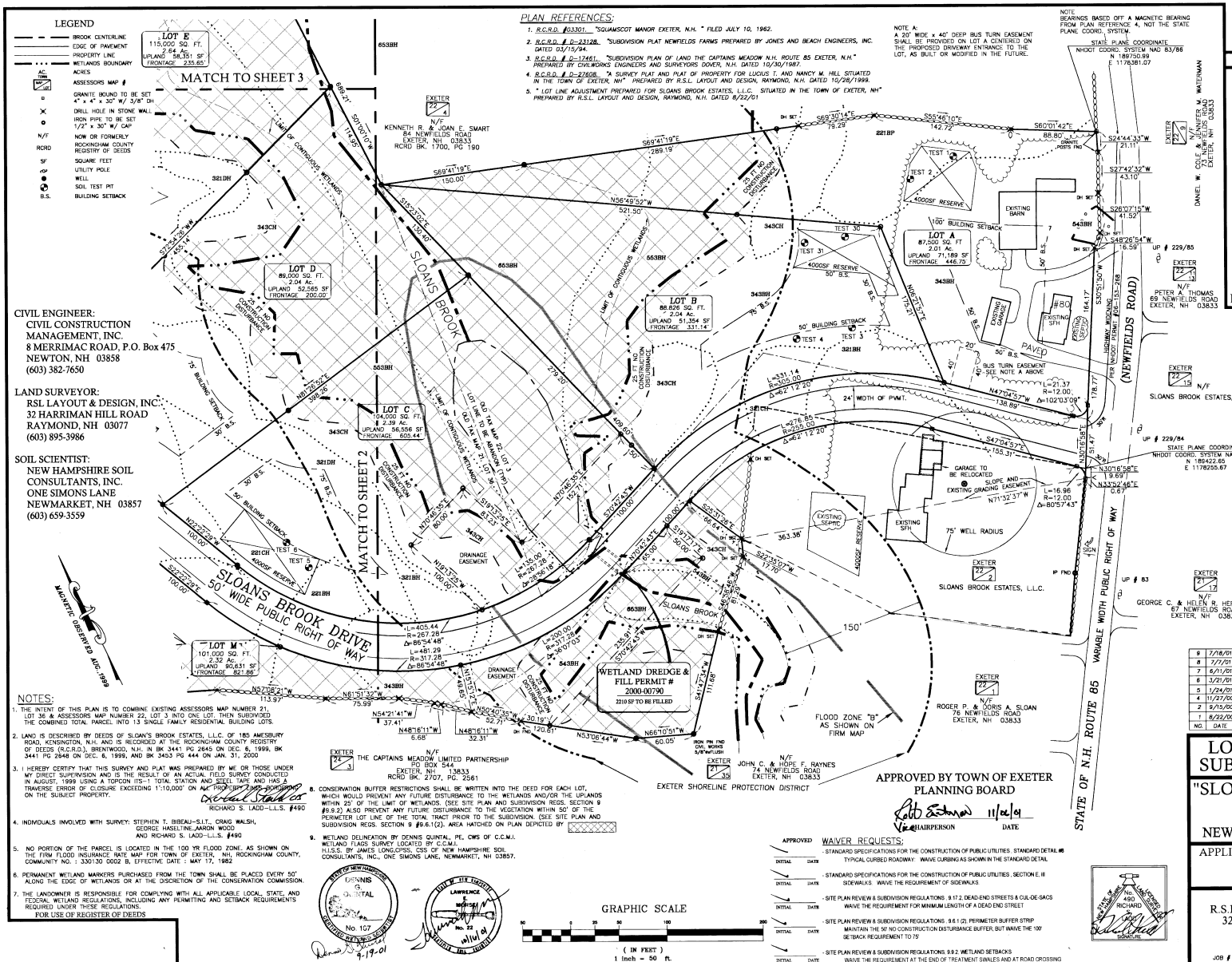

LEGEND
BROOK CENTERLINE
EDGE OF PAVEMENT
PROPERTY LINE
WETLANDS BOUNDARY
ACRES
ASSESSORS MAP #
GRANITE BOUND TO BE SET 4" x 4" x 30" W/ 3/8" DH
DRILL HOLE IN STONE WALL
IRON PIPE TO BE SET 1/2" x 30" W/ CAP
NOW OR FORMERLY
ROCKINGHAM COUNTY REGISTRY OF DEEDS
SQUARE FEET
UTILITY POLE
WELL
SOIL TEST PIT
BUILDING SETBACK
PLAN REFERENCES:
1. R.C.R.D. #03301. "SQUAMSCOT MANOR EXETER, N.H. " FILED JULY 10, 1962.
2. R.C.R.D. # D-23128. "SUBDIVISION PLAT NEWFIELDS FARMS PREPARED BY JONES AND BEACH ENGINEERS, INC. DATED 03/15/94.
3. R.C.R.D. # D-17461. "SUBDIVISION PLAN OF LAND THE CAPTAINS MEADOW N.H. ROUTE 85 EXETER, N.H." PREPARED BY CIVILWORKS ENGINEERS AND SURVEYORS DOVER, N.H. DATED 10/30/1987.
4. R.C.R.D. # D-27608. "A SURVEY PLAT AND PLAT OF PROPERTY FOR LUCIUS T. AND NANCY M. HILL SITUATED IN THE TOWN OF EXETER, NH" PREPARED BY R.S.L. LAYOUT AND DESIGN, RAYMOND, N.H. DATED 10/28/1999.
5. " LOT LINE ADJUSTMENT PREPARED FOR SLOANS BROOK ESTATES, L.L.C. SITUATED IN THE TOWN OF EXETER, NH" PREPARED BY R.S.L. LAYOUT AND DESIGN, RAYMOND, N.H. DATED 8/22/01
NOTE A:
A 20' WIDE x 40' DEEP BUS TURN EASEMENT SHALL BE PROVIDED ON LOT A CENTERED ON THE PROPOSED DRIVEWAY ENTRANCE TO THE LOT, AS BUILT OR MODIFIED IN THE FUTURE.
NOTE:
BEARINGS BASED OFF A MAGNETIC BEARING FROM PLAN REFERENCE 4, NOT THE STATE PLANE COORD. SYSTEM.
STATE PLANE COORDINATE
NHDOT COORD. SYSTEM NAD 83/86
N 189750.89
E 1176381.07
LOT E
115,000 SQ. FT.
2.64 Ac.
UPLAND 56,351 SF
FRONTAGE 235.65'
MATCH TO SHEET 3
MATCH TO SHEET 2
KENNETH R. & JOAN E. SMART
84 NEWFIELDS ROAD
EXETER, NH 03833
RCRD BK. 1700, PG 190
LIMIT OF CONTIGUOUS WETLANDS
SLOANS BROOK
LOT D
89,000 SQ. FT.
2.04 Ac.
UPLAND 52,585 SF
FRONTAGE 200.00'
LOT B
88,626 SQ. FT.
2.04 Ac.
UPLAND 51,354 SF
FRONTAGE 331.14'
LOT A
87,500 SQ. FT
2.01 Ac.
UPLAND 71,189 SF
FRONTAGE 446.75'
LOT C
104,000 SQ. FT.
2.39 Ac.
UPLAND 56,556 SF
FRONTAGE 605.44'
OLD TAX MAP 22, LOT 3
LOT TO BE ABANDON (TYP.)
LOT M
101,000 SQ. FT.
2.32 Ac.
UPLAND 80,631 SF
FRONTAGE 821.86'
SLOANS BROOK DRIVE
50' WIDE PUBLIC RIGHT OF WAY
MAGNETIC OBSERVED AUG. 1999
TEST 1
TEST 2
TEST 30
TEST 31
TEST 3
TEST 4
TEST 5
TEST 6
400SF RESERVE
100' BUILDING SETBACK
50' BUILDING SETBACK
75' BUILDING SETBACK
50' B.S.
75' B.S.
35' NO CONSTRUCTION DISTURBANCE
75' NO CONSTRUCTION DISTURBANCE
DRAINAGE EASEMENT
EXISTING BARN
EXISTING HORSE
EXISTING SEPTIC
EXISTING SFH
#80
PAVED
24' WIDTH OF PVMT.
BUS TURN EASEMENT SEE NOTE A ABOVE
GARAGE TO BE RELOCATED
SLOPE AND EXISTING GRADING EASEMENT
75' WELL RADIUS
WETLAND DREDGE & FILL PERMIT # 2000-00790
2210 SF TO BE FILLED
FLOOD ZONE "B" AS SHOWN ON FIRM MAP
EXETER SHORELINE PROTECTION DISTRICT
STATE OF N.H. ROUTE 85 VARIABLE WIDTH PUBLIC RIGHT OF WAY
(NEWFIELDS ROAD)
HIGHWAY WIDENING PER WOOD PERMIT #06-153-268
SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833
SLOANS BROOK ESTATES, L.L.C.
N/F
THE CAPTAINS MEADOW LIMITED PARTNERSHIP
PO BOX 544
EXETER, NH 03833
RCRD BK. 2707, PG. 2561
JOHN C. & HOPE F. RAYNES
74 NEWFIELDS ROAD
EXETER, NH 03833
ROGER P. & DORIS A. SLOAN
76 NEWFIELDS ROAD
EXETER, NH 03833
GEORGE C. & HELEN R. HERRICK TRUST
67 NEWFIELDS ROAD
EXETER, NH 03833
PETER A. THOMAS
69 NEWFIELDS ROAD
EXETER, NH 03833
DANIEL W. COLE & JENNIFER M. WATERMAN
73 NEWFIELDS ROAD
EXETER, NH 03833
STATE PLANE COORDINATE
NHDOT COORD. SYSTEM NAD 83/86
N 189422.65
E 1178255.87
UP # 229/85
UP # 229/84
UP # 83
IP FND
DH SET
IRON PIN FND ON L. WORKS 5/8"w/PLUSH
GRANITE POSTS FND
APPROVED BY TOWN OF EXETER PLANNING BOARD
CHAIRPERSON
DATE
VICE
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
FOR USE OF REGISTER OF DEEDS
STRATHAM
NEWFIELDS
EXETER
SITE
HAYDEN DR
NEWFIELDS ROAD
SLOANS BROOK
B & M RAILROAD
SQUAMSCOTT RIVER
PUBLIC SERVICE CO. OF N.H. EASEMENT
CAPTAIN'S WAY
85
RU - RURAL
LOCUS MAP OF EXETER, NH
N.T.S.

CIVIL ENGINEER:
CIVIL CONSTRUCTION MANAGEMENT, INC.
8 MERRIMAC ROAD, P.O. Box 475
NEWTON, NH 03858
(603) 382-7650

LAND SURVEYOR:
RSL LAYOUT & DESIGN, INC.
32 HARRIMAN HILL ROAD
RAYMOND, NH 03077
(603) 895-3986

SOIL SCIENTIST:
NEW HAMPSHIRE SOIL CONSULTANTS, INC.
ONE SIMONS LANE
NEWMARKET, NH 03857
(603) 659-3559

ASSESSORS MAP
MAP 21, LOT 36 &
MAP 22, LOT 3
TOTAL PARCEL
1,358,486 SF
31.19 AC
ZONING
RU - RURAL
LOT AREA - 2 Ac.
LOT WIDTH - 200 FT
FRONTAGE - 200 FT
SETBACKS
FRONT - 50 FT
SIDE - 30 FT
REAR - 50 FT OR AS NOTED see buffer strips
CONTIGUOUS WETLANDS TO SHORELINE -100 FT
BUFFER STRIPS (NO DISTURBANCE)
PERIMETER BUFFER STRIP - 50 FT NO CONSTRUCTION DISTURB.
75 FT BUILDING SETBACK
WETLAND SETBACK BUFFER - 25 FT
CURRENT OWNER
SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833

SUBDIVISION APPROVAL # - SA2000002414-A 3/01/01
SITE SPECIFIC APPROVAL # - WSP-5690 9/6/00
HIGHWAY ACCESS PERMIT - 06-153-268 6/26/00
DREDGE & FILL PERMIT - 2000-00790 11/14/00
DAM PERMIT - #082.24 3/8/01

NO.	DATE	DESCRIPTION	BY
9	7/18/01	REDESIGN ROAD ALIGNMENT	JL
8	7/1/01	PER INDEP. ENG. REVIEW 6/13/01	JL
7	6/1/01	PER TECH REVIEW 5/15/01	JL
6	3/21/01	PER TECH REVIEW 3/2/01	JL
5	1/24/01	ROAD REDESIGN PER TECH. REVIEW ON 12/21/00	JL
4	11/27/00	PER REVIEW BY N.H.S.C. ON 10/12/00	JL
3	9/15/00	PER HIGHWAY DEPT MEETING ON 8/8/00	JL
2	8/22/00	PER TECH. REVIEW ON 6/27/00	JL
1	8/22/00	PER TECH. REVIEW ON 6/27/00	JL

PLANNING BOARD CASE # 2014

NOTES:
1. THE INTENT OF THIS PLAN IS TO COMBINE EXISTING ASSESSORS MAP NUMBER 21, LOT 36 & ASSESSORS MAP NUMBER 22, LOT 3 INTO ONE LOT. THEN SUBDIVIDED THE COMBINED TOTAL PARCEL INTO 13 SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
2. LAND IS DESCRIBED BY DEEDS OF SLOAN'S BROOK ESTATES, L.L.C. OF 185 AMESBURY ROAD, KENSINGTON, N.H. AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BK 3441 PG 2645 ON DEC. 6, 1999, BK 3441 PG 2646 ON DEC. 6, 1999, AND BK 3453 PG 444 ON JAN. 31, 2000
3. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST, 1999 USING A TOPCON ITS-1 TOTAL STATION AND STEEL TAPE AND HAS A TRAVERSE ERROR OF CLOSURE EXCEEDING 1':10,000' ON ALL PROPERTY LINES SHOWN ON THE SUBJECT PROPERTY.
RICHARD S. LADD—L.L.S. #490
4. INDIVIDUALS INVOLVED WITH SURVEY: STEPHEN T. BIBEAU–S.I.T., CRAIG WALSH, GEORGE HASELTINE, AARON WOOD AND RICHARD S. LADD—L.L.S. #490
5. NO PORTION OF THE PARCEL IS LOCATED IN THE 100 YR FLOOD ZONE, AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP FOR TOWN OF EXETER, NH, ROCKINGHAM COUNTY, COMMUNITY NO. : 330130 0002 B, EFFECTIVE DATE : MAY 17, 1982
6. PERMANENT WETLAND MARKERS PURCHASED FROM THE TOWN SHALL BE PLACED EVERY 50' ALONG THE EDGE OF WETLANDS OR AT THE DISCRETION OF THE CONSERVATION COMMISSION.
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
FOR USE OF REGISTER OF DEEDS
8. CONSERVATION BUFFER RESTRICTIONS SHALL BE WRITTEN INTO THE DEED FOR EACH LOT, WHICH WOULD PREVENT ANY FUTURE DISTURBANCE TO THE WETLANDS AND/OR THE UPLANDS WITHIN 25' OF THE LIMIT OF WETLANDS. (SEE SITE PLAN AND SUBDIVISION REGS. SECTION 9 §9.9.2) ALSO PREVENT ANY FUTURE DISTURBANCE TO THE VEGETATION WITHIN 50' OF THE PERIMETER LOT LINE OF THE TOTAL TRACT PRIOR TO THE SUBDIVISION. (SEE SITE PLAN AND SUBDIVISION REGS. SECTION 9 §9.6.1(2). AREA HATCHED ON PLAN DEPICTED BY
9. WETLAND DELINEATION BY DENNIS QUINTAL, PE, CWS OF C.C.M.I. WETLAND FLAGS SURVEY LOCATED BY C.C.M.I. N.L.S. BY JAMES LONG,CPSS, CSS OF NEW HAMPSHIRE SOIL CONSULTANTS, INC., ONE SIMONS LANE, NEWMARKET, NH 03857.

STATE OF NEW HAMPSHIRE DENNIS G. QUINTAL No. 107 CERTIFIED WETLANDS SCIENTIST
9-19-01
STATE OF NEW HAMPSHIRE LAWRENCE S. MERRILL No. 7811 LICENSED LAND SURVEYOR
9/19/01

WAIVER REQUESTS:
APPROVED
- STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES. STANDARD DETAIL #6 TYPICAL CURBED ROADWAY WAIVE CURBING AS SHOWN IN THE STANDARD DETAIL
- STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES , SECTION E. III SIDEWALKS. WAIVE THE REQUIREMENT OF SIDEWALKS
- SITE PLAN REVIEW & SUBDIVISION REGULATIONS. 9.17.2. DEAD-END STREETS & CUL-DE-SACS WAIVE THE REQUIREMENT FOR MINIMUM LENGTH OF A DEAD END STREET
- SITE PLAN REVIEW & SUBDIVISION REGULATIONS. 9.6.1 (2). PERIMETER BUFFER STRIP MAINTAIN THE 50' NO CONSTRUCTION DISTURBANCE BUFFER, BUT WAIVE THE 100' SETBACK REQUIREMENT TO 75'
- SITE PLAN REVIEW & SUBDIVISION REGULATIONS. 9.9.2. WETLAND SETBACKS WAIVE THE REQUIREMENT AT THE END OF TREATMENT SWALES AND AT ROAD CROSSING

INITIAL DATE

STATE OF NEW HAMPSHIRE No. 490 RICHARD S. LADD LICENSED LAND SURVEYOR
SIGNATURE

LOT CONSOLIDATION AND SUBDIVISION PLAN OF LAND

"SLOANS BROOK" SUBDIVISION

SITUATED IN THE TOWN OF
EXETER NH
NEWFIELDS ROAD, STATE OF NH RTE 85

APPLICANT: SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833

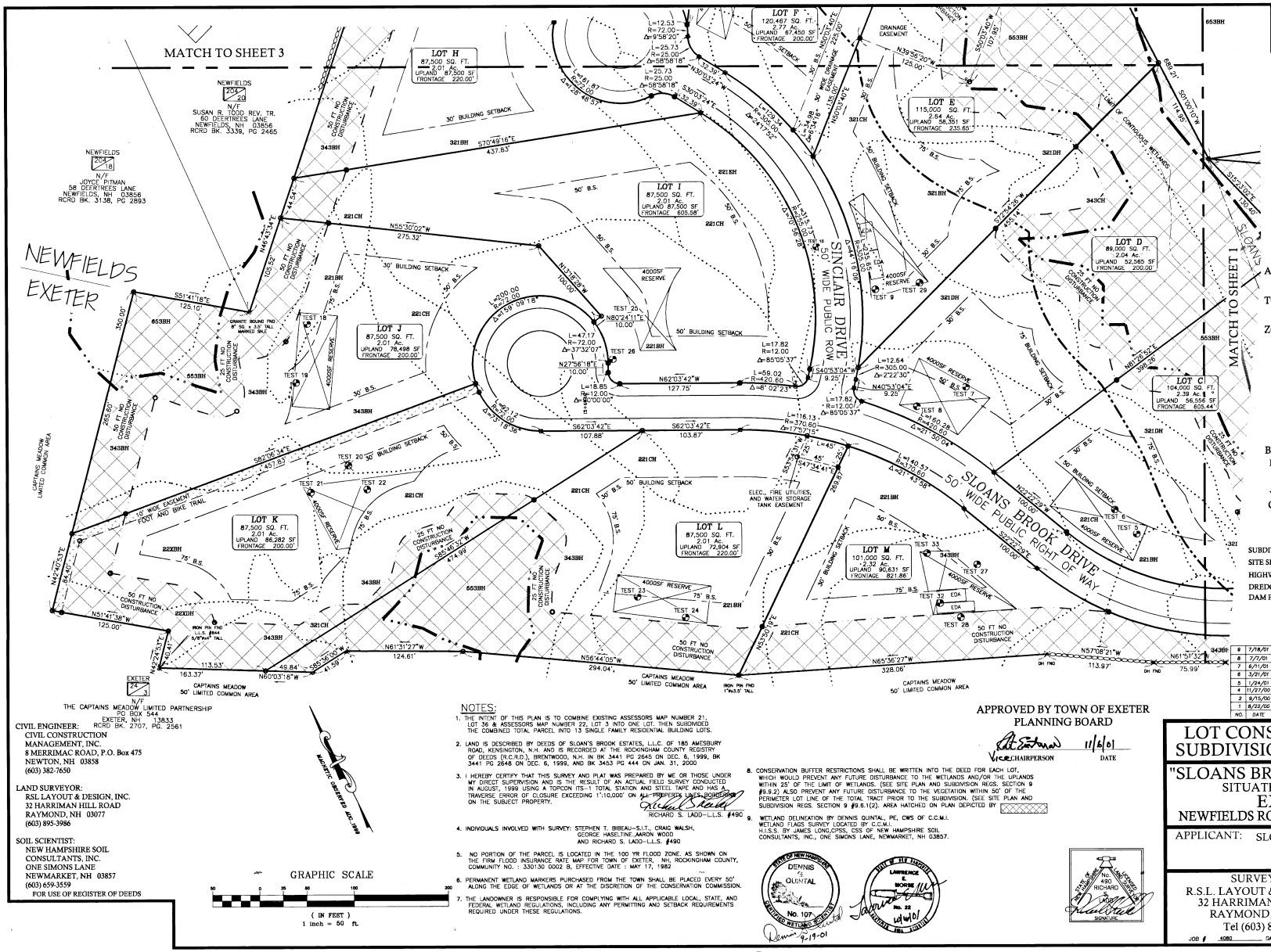
SURVEYOR:
R.S.L. LAYOUT & DESIGN, INC.
32 HARRIMAN HILL ROAD
RAYMOND, N.H. 03077
Tel (603) 895-3986
JOB # 4080 DATE: 4/3/00

Sheet: 1

JOB # 00006

D-29420 Sheet 1 of 3

2001 NOV 14 PM 3:50



FOR USE OF REGISTER OF DEEDS

LEGEND

- BROOK CENTERLINE
- EDGE OF PAVEMENT
- PROPERTY LINE
- WETLANDS BOUNDARY
- AC. — ACRES
- 204 / 18 — ASSESSORS MAP #
- ■ — GRANITE BOUND TO BE SET 4" x 4" x 30" W/ 3/8" DH
- × — DRILL HOLE IN STONE WALL
- ○ — IRON PIPE TO BE SET 1/2" x 30" W/ CAP
- N/F — NOW OR FORMERLY
- RCRD — ROCKINGHAM COUNTY REGISTRY OF DEEDS
- SF — SQUARE FEET
- UP — UTILITY POLE
- ● — WELL
- SOIL TEST PIT
- EDA — EFFLUENT DISPOSAL AREA
- B.S. — BUILDING SETBACK

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MAP 22, LOT 3
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TO SHORELINE -100 FT

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50 FT NO CONSTRUCTION DISTURB.
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DAM PERMIT - #082.24 3/8/01

NO.	DATE	DESCRIPTION	BY
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7	6/11/01	PER TECH REVIEW 5/17/01	JL
6	3/21/01	PER TECH REVIEW 3/5/01	JL
5	1/24/01	ROAD REVISION PER TECH. REVIEW ON 12/5/00	JL
4	11/27/00	PER REVIEW BY N.H.S.C. ON 10/2/00	JL
3	9/15/00	PER HIGHWAY DEPT MEETING ON 8/8/00	JL
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PLANNING BOARD CASE # 2014

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3. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST, 1999 USING A TOPCON ITS-1 TOTAL STATION AND STEEL TAPE AND HAS A TRAVERSE ERROR OF CLOSURE EXCEEDING 1':10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
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APPROVED BY TOWN OF EXETER PLANNING BOARD
VICE CHAIRPERSON — DATE 11/6/01

CIVIL ENGINEER:
CIVIL CONSTRUCTION MANAGEMENT, INC.
8 MERRIMAC ROAD, P.O. Box 475
NEWTON, NH 03858
(603) 382-7650

LAND SURVEYOR:
RSL LAYOUT & DESIGN, INC.
32 HARRIMAN HILL ROAD
RAYMOND, NH 03077
(603) 895-3986

SOIL SCIENTIST:
NEW HAMPSHIRE SOIL CONSULTANTS, INC.
ONE SIMONS LANE
NEWMARKET, NH 03857
(603) 659-3559
FOR USE OF REGISTER OF DEEDS

LOT CONSOLIDATION AND SUBDIVISION PLAN OF LAND

"SLOANS BROOK" SUBDIVISION

SITUATED IN THE TOWN OF
EXETER NH
NEWFIELDS ROAD, STATE OF NH RTE 85

APPLICANT: SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833

SURVEYOR:
R.S.L. LAYOUT & DESIGN, INC.
32 HARRIMAN HILL ROAD
RAYMOND, N.H. 03077
Tel (603) 895-3986

Sheet: 2

JOB # 4080 DATE: 4/5/00

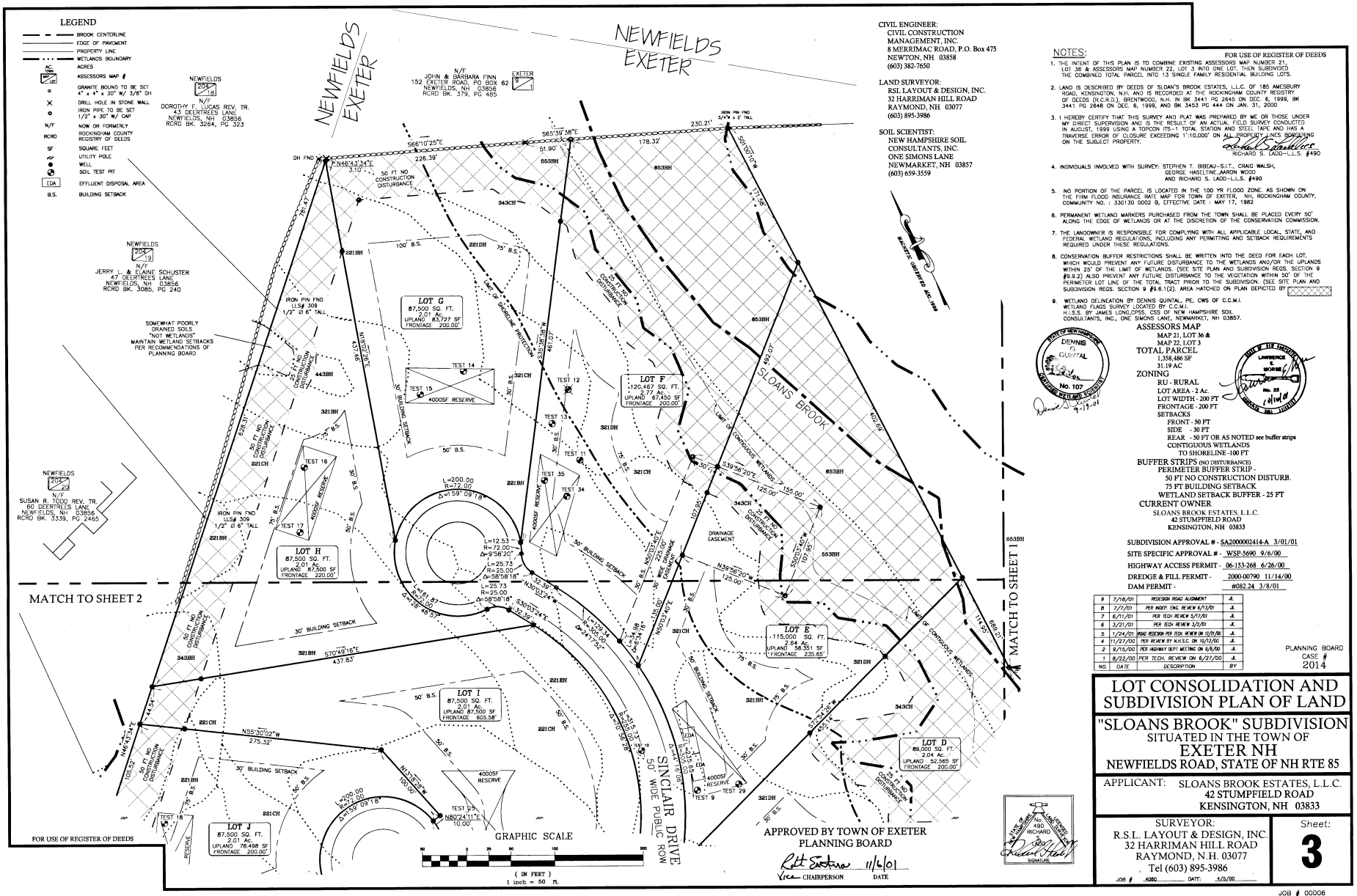
JOB # 00006

D-29420 Sheet 2 of 3

Printed from Internet for on 5/16/2016

Printed from Internet for on 5/16/2016

2001 NOV 14 PM 3:50


LEGEND
BROOK CENTERLINE
EDGE OF PAVEMENT
PROPERTY LINE
WETLANDS BOUNDARY
ACRES
ASSESSORS MAP #
GRANITE BOUND TO BE SET 4" x 4" x 30" W/ 3/8" DH
DRILL HOLE IN STONE WALL
IRON PIPE TO BE SET 1/2" x 30" W/ CAP
NOW OR FORMERLY
ROCKINGHAM COUNTY REGISTRY OF DEEDS
SQUARE FEET
UTILITY POLE
WELL
SOIL TEST PIT
EFFLUENT DISPOSAL AREA
BUILDING SETBACK
NEWFIELDS EXETER
N/F JOHN & BARBARA FINN 152 EXETER ROAD, PO BOX 62 NEWFIELDS, NH 03856 RCRD BK. 379, PG 485
N/F DOROTHY F. LUCAS REV. TR. 43 DEERTREES LANE NEWFIELDS, NH 03856 RCRD BK. 3264, PG 323
N/F JERRY L. & ELAINE SCHUSTER 47 DEERTREES LANE NEWFIELDS, NH 03856 RCRD BK. 3085, PG 240
N/F SUSAN R. TODD REV. TR. 60 DEERTREES LANE NEWFIELDS, NH 03856 RCRD BK. 3339, PG 2465
SOMEWHAT POORLY DRAINED SOILS "NOT WETLANDS" MAINTAIN WETLAND SETBACKS PER RECOMMENDATIONS OF PLANNING BOARD
SLOANS BROOK
SINCLAIR DRIVE 50' WIDE PUBLIC ROW
LOT G 87,500 SQ. FT. 2.01 Ac. UPLAND 85,727 SF FRONTAGE 200.00'
LOT F 120,467 SQ. FT. 2.77 Ac. UPLAND 67,450 SF FRONTAGE 200.00'
LOT H 87,500 SQ. FT. 2.01 Ac. UPLAND 87,500 SF FRONTAGE 220.00'
LOT I 87,500 SQ. FT. 2.01 Ac. UPLAND 87,500 SF FRONTAGE 605.58'
LOT J 87,500 SQ. FT. 2.01 Ac. UPLAND 78,498 SF FRONTAGE 200.00'
LOT E 115,000 SQ. FT. 2.64 Ac. UPLAND 58,351 SF FRONTAGE 235.65'
LOT D 89,000 SQ. FT. 2.04 Ac. UPLAND 52,365 SF FRONTAGE 200.00'
4000SF RESERVE
TEST 1 TEST 2 TEST 3 TEST 4 TEST 5 TEST 6 TEST 7 TEST 8 TEST 9 TEST 10 TEST 11 TEST 12 TEST 13 TEST 14 TEST 15 TEST 16 TEST 17 TEST 18 TEST 19 TEST 20 TEST 21 TEST 22 TEST 23 TEST 24 TEST 25 TEST 26 TEST 27 TEST 28 TEST 29 TEST 30 TEST 31 TEST 32 TEST 33 TEST 34 TEST 35
MATCH TO SHEET 2
MATCH TO SHEET 1
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
APPROVED BY TOWN OF EXETER PLANNING BOARD
CHAIRPERSON
DATE
FOR USE OF REGISTER OF DEEDS

CIVIL ENGINEER:
CIVIL CONSTRUCTION MANAGEMENT, INC.
8 MERRIMAC ROAD, P.O. Box 475
NEWTON, NH 03858
(603) 382-7650

LAND SURVEYOR:
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NOTES:

FOR USE OF REGISTER OF DEEDS

1. THE INTENT OF THIS PLAN IS TO COMBINE EXISTING ASSESSORS MAP NUMBER 21, LOT 36 & ASSESSORS MAP NUMBER 22, LOT 3 INTO ONE LOT. THEN SUBDIVIDED THE COMBINED TOTAL PARCEL INTO 13 SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
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STATE OF NEW HAMPSHIRE DENNIS G. QUINTAL No. 107 CERTIFIED WETLAND SCIENTIST 9-19-01

STATE OF NEW HAMPSHIRE LAWRENCE E. MORSE No. 22 LICENSED LAND SURVEYOR

ASSESSORS MAP
MAP 21, LOT 36 &
MAP 22, LOT 3
TOTAL PARCEL
1,358,486 SF
31.19 AC
ZONING
RU - RURAL
LOT AREA - 2 Ac.
LOT WIDTH - 200 FT
FRONTAGE - 200 FT
SETBACKS
FRONT - 50 FT
SIDE - 30 FT
REAR - 50 FT OR AS NOTED see buffer strips
CONTIGUOUS WETLANDS TO SHORELINE -100 FT
BUFFER STRIPS (NO DISTURBANCE)
PERIMETER BUFFER STRIP - 50 FT NO CONSTRUCTION DISTURB.
75 FT BUILDING SETBACK
WETLAND SETBACK BUFFER - 25 FT
CURRENT OWNER
SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833

SUBDIVISION APPROVAL # - SA2000002414-A 3/01/01
SITE SPECIFIC APPROVAL # - WSP-5690 9/6/00
HIGHWAY ACCESS PERMIT - 06-153-268 6/26/00
DREDGE & FILL PERMIT - 2000-00790 11/14/00
DAM PERMIT - #082.24 3/8/01

NO	DATE	DESCRIPTION	BY
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8	7/7/01	PER MUNIC. ENG. REVIEW 6/13/01	JL
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PLANNING BOARD CASE # 2014

LOT CONSOLIDATION AND SUBDIVISION PLAN OF LAND

"SLOANS BROOK" SUBDIVISION

SITUATED IN THE TOWN OF
EXETER NH
NEWFIELDS ROAD, STATE OF NH RTE 85

APPLICANT: SLOANS BROOK ESTATES, L.L.C.
42 STUMPFIELD ROAD
KENSINGTON, NH 03833

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R.S.L. LAYOUT & DESIGN, INC.
32 HARRIMAN HILL ROAD
RAYMOND, N.H. 03077
Tel (603) 895-3986

JOB # 4050 DATE: 4/28/00

Sheet: 3

JOB # 00006

D-29420 Sheet 3 of 3

A 20' WIDE x 40' DEEP BUS TURN EASEMENT SHALL BE PROVIDED ON LOT A CENTERED ON THE PROPOSED DRIVEWAY ENTRANCE TO THE LOT, AS BUILT OR MODIFIED IN THE FUTURE.

DH SET
79.29'
142.72'
88.80'
EXISTING 12" CULVERT
221BP
GRANITE POSTS FND
21.11'
43.10'
41.52'
16.59'
A-1
A-2
25 FT NO CONSTRUCTION DISTURBANCE
TEST 1
TEST 2
4000SF RESERVE
EXISTING BARN
100' BUILDING SETBACK
343CH
TEST 30
TEST 31
4000SF RESERVE
50' B.S.
30' B.S.
LOT A
87,500 SQ. FT.
2.01 Ac.
543BH
50' B.S.
LOT B
88,826 SQ. FT.
2.04 Ac.
343BH
75' B.S.
175.21'
PROPOSED
#80
EXISTING SFH
EXISTING GARAGE
PROPOSED DRIVEWAY
20'
50' B.S.
PAVED
50' BUILDING SETBACK
TEST 3
TEST 4
PROPOSED DRIVEWAY
321BH
BUS TURN EASEMENT
SEE NOTE A ABOVE
164.17'
R=305.00'
L=331.14'
321CH
R=255.00'
L=276.85'
SUBDRAIN
138.89'
1+83.48
PC =
EXISTING GRAVEL DRIVE
155.31'
SLOPED GRANITE CURBING
DROP INLET
INV IN=54.00
STOP SIGN & LINE TO TOWN REQ.
PROP 80 LF 12" RCP S=0.5%
INV. IN = 52.40
INV. IN = 52.31
EXISTING 12" RCP
INV. IN = 51.39
RIP RAP
N.A.G. SLOPE EROSION PROTECTION
2' LANDSCAPE RETAINING WALL
PROPOSED DRIVEWAY
GARAGE TO BE RELOCATED
SLOPE AND EXISTING GRADING EASEMENT
CURVE DATA
L=303.99
Tan=168.93
?=62°12'20"
R=280.00
EXISTING SEPTIC
4000SF RESERVE
EXISTING SFH
EXETER 22/2
N/F
SLOANS BROOK ESTATES, L.L.C.
78 NEWFIELDS ROAD
EXETER, NH 03833
EXISTING DRIVEWAY ACCESS POINTS TO NEWFIELDS ROAD ON THIS LOT (22/2) IS TO BE DISCONTINUED. NEW DRIVEWAY ACCESS POINT TO BE LOCATED ON THE PROPOSED ROAD.
150'
EXETER 22/1
N/F
N.H. ROUTE 85
UP # 8

Exeter - septic designs 773-6112 Barb
- $50 - 2 prints one for me

5/16/16

Map 22 Lot 3
80 Newfields Rd
Exeter
Marc Letourneau

RCRD 010792
PLAN
Map 6 Lot 57

Rush North

RUSHFORTH 2015
5656-732

Lawlor 2001
3671-2590
2078-276

Brown 1936
Hagerty 973-177

3/4 AC 877-235 10WD

CRAIG
1916 708-449
KNOWLES

Julia

586-224?

Orrin Gurney
526-105

Anna Jackman
SAC teachersshare
1891

PITS WED
JUNE 1
8:00

BM Homelle-TB 11
FB 73

INQUIRY FROM MIKE O 5/2/16

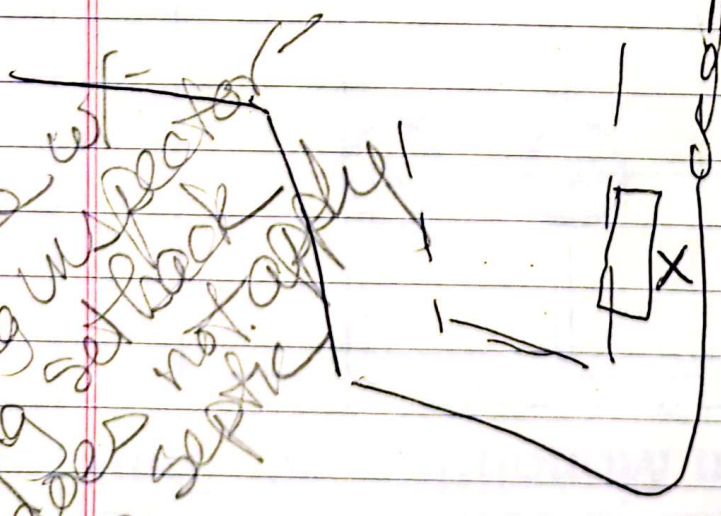
Map 22 Lot 3
80 Newfields Rd
Zone RW
2002 3739-2711
Cor Sloans Brook Dr
3 BDRM
Marc Kruster
= Letourneau
- Exeter -

IN-KIND REPLACEMENT POSSIBLE?

pumped
tank not draining
2.01 AC
LOT A D 29420

slope & landscaping esmt
3673-1824

Sloans Brook Estates
3441-2645 ↑ 1999
Francis & Avis Sinclair
1962 ↑ 1630-177
Charles H Williams



GRANIT PW
NSE to PW
40'

6/16/16

Steve Burrows

Shef 45

25 GPM

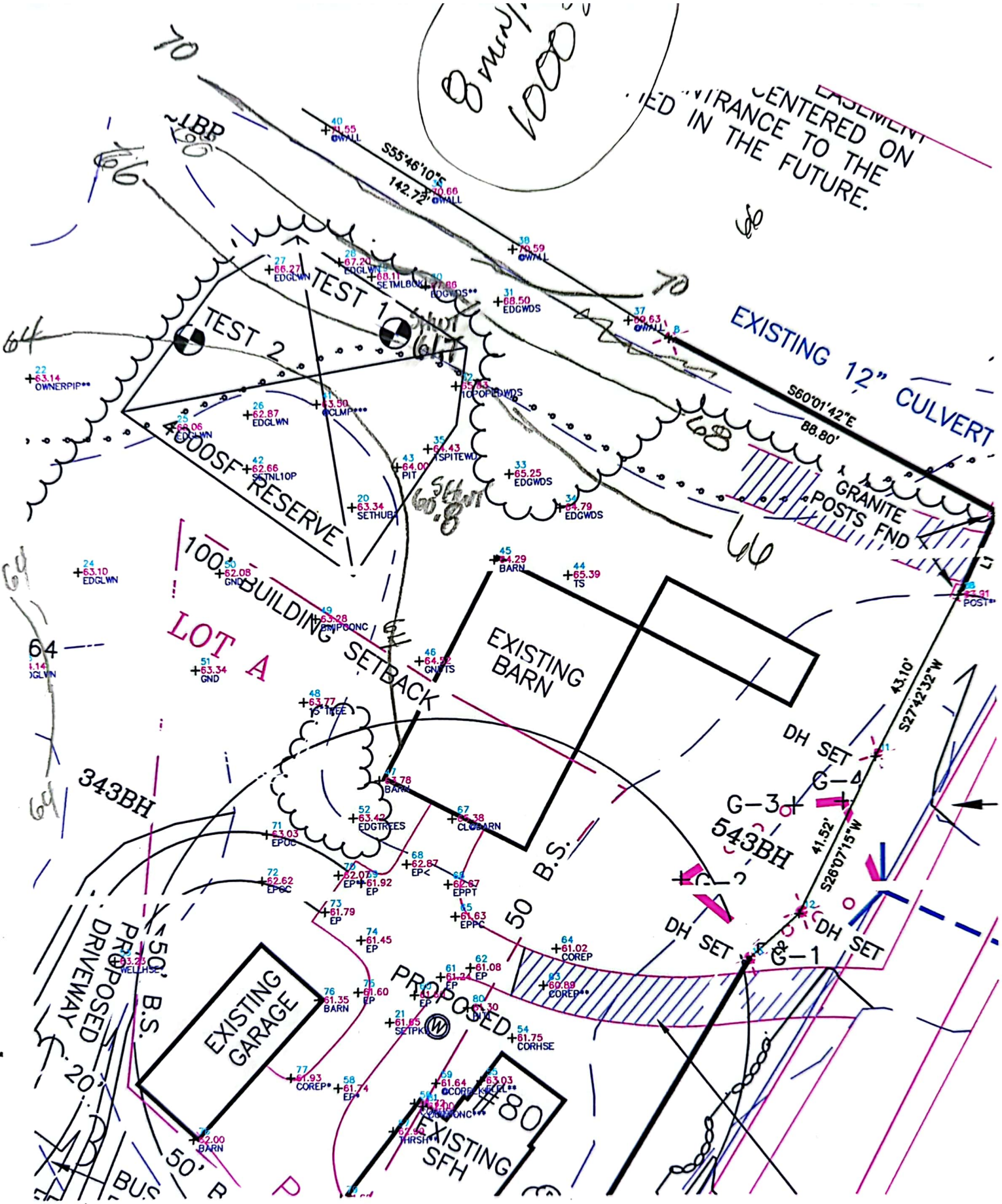
@ 33' TDH

1.5 V

1/2 HP

2" DISCHARGE

W/REDUCE


EASEMENT CENTERED ON ENTRANCE TO THE ROAD IN THE FUTURE.
EXISTING 12" CULVERT
S60°01'42"E
88.80'
GRANITE POSTS FND
TEST 1
TEST 2
4000SF RESERVE
100' BUILDING SETBACK
LOT A
EXISTING BARN
EXISTING GARAGE
PROPOSED #80
EXISTING SFH
50' PROPOSED DRIVEWAY
50' B.S.
B.S.
DH SET
G-1
G-2
G-3
G-4
543BH
343BH
S27°42'32"W
43.10'
S26°07'15"W
41.52'
S55°46'10"E
142.72'
EDGLWN
EDGWDS
SETHUB
SETNL10P
SETTMLBOX
TSPITEWD
PIT
BARN
TS
GNDTS
EDGTREES
CLGBARN
EPPT
EPPC
EPOC
EPGC
COREP
CORHSE
GND
BMPOONC
OWNERPIP
WELLHSE
POST
OWALL